

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: TMP-18239 - SMOKE RANCH/DECATUR II - APPLICANT:
RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST**

**** CONDITIONS ****

The Planning Commission (4-3/gt/ds/se vote) recommends DENIAL. Staff recommends APPROVAL subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-16519) and Site Development Plan Review (SDR-16522).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Private streets and private drives must be granted on the Final Map as public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16519, Site Development Plan Review SDR-16522 and all other applicable site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an Appeal filed by the applicant from the denial by the Planning Commission of a request for a Tentative Map for an approved 65-lot, single-family development on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard. A Site Development Plan Review (SDR-16522), a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Residential Development) and a Rezoning (ZON-16519) from R-1 (Residence Estates) to R-PD10 (Residential Planned Development – 12 Units per Acre) were approved by the City Council on March 7, 2007.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled at the request of the applicant an application for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot, single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single-Family Residential) to R-PD8 (Residential Planned Development - 8 Units Per acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission Approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
12/20/06	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units per Acre) to: R-PD12 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.

01/17/07	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units Per Acre) to: R-PD12 (Residential Planned Development - 12 Units per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.
02/07/07	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units per Acre) to: R-PD12 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.
02/21/07	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units per Acre) to: R-PD12 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.
03/07/07	The City Council approved a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units Per Acre) to: R-PD10 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.

Related Building Permits/Business Licenses

There are no building permits or business licenses related to this application.

<i>Pre-Application Meeting</i>	
10/06/06	A pre-application meeting was held to discuss the requirements of a Tentative Map, including the setback requirements.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Attached Density Residential)	R-1 (Single-Family Residential) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre)
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

While this proposed development is located in the Airport Overlay District the single-family homes intended for this site are well below the associated height restrictions.

DEVELOPMENT STANDARDS

Pursuant to the approved Site Development Plan Review (SDR-16522), the Following Development Standards Apply:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	1,721 SF	Y
Min. Lot Width	41 Feet	Y
Min. Setbacks		
• Front	3 Feet	Y
• Side	3 Feet	Y
• Corner	4 Feet	Y
• Rear	3 Feet	Y
Front to Garage	5-6 Feet or 18-plus Feet	Y
Max. Lot Coverage	87.2%	Y
Min. Distance Between Buildings	6 Feet	Y
Max. Building Height	3 stories/ 35 Feet	Y

Pursuant to Title 19.06, the Following Open Space Standards apply:

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
6.19 acres	10.51	1.65	17.3%	46,759 SF	17.5%	47,307 SF	Y

ANALYSIS

- Zoning**

The proposed development consists of 65 units on 6.19 acres at a density of 10.51 units per acre, in conformance with the R-PD10 (Residential Planned Development – 10 Units Per Acre) zone and the MLA (Medium Low Attached Density) Land Use designation within the Southwest Sector of the General Plan.

- **Site Plan**

The Tentative Map is consistent with the approved site plan and consists of 65 single-family home lots along two private streets, Far Ridge Street and Auburn Avenue. The smallest lot is 1,721 square feet. Three common lots provide sufficient open space to meet the requirements associated with a Residential Planned Development zoning designation. Common Lots A and B provide a total of 47,307 square feet of open space where 46,759 is the minimum required. An additional 2,576 square feet of passive space is provided in Common Lot C. Access to the development is via Smoke Ranch Road, east of Decatur Boulevard. An additional fire access is provided to Decatur Boulevard.

- **Trails**

There are no trail alignments within nor adjacent to the subject site.

FINDINGS

- **General information (Residential/Commercial)**

The proposed Tentative Map for a 65-lot single-family subdivision on 6.19 acres is consistent with the approved Site Development Plan Review, Rezoning and the MLA (Medium Low Attached Density) Land Use designation of the Centennial Hills Sector Plan.

- **Cross Section**

Pursuant to Section 18.08.110, cross sections have been submitted for the proposed Tentative Map. They depict maximum natural grade between 1.9% across this site.

The wall along the eastern perimeter of this site consists of a six-foot high decorative wall. The wall design is that of brown smooth faced CMU for the bottom seven courses, topped with one course of brown fluted CMU and one of brown split faced CMU. In some locations, the screening wall will be atop a 4.0-foot retaining wall for a total height of 10.0 feet of wall plane.

- **Trails**

There are no Transportation Trail or Recreation Trail alignments within or adjacent to the subject site.

- **Special Conditions of Approval (from Zoning or SDPR)**

SDR-16522

Condition #1

Conformance to the Conditions for Rezoning (ZON-16519), if approved.

Condition #3

All development shall be in conformance with the site plan, landscape plan date stamped 03/02/07, and building elevations date stamped 10/25/06, except as amended by conditions herein.

Condition #4

The standards for this development shall include a minimum lot size of 1,721 square feet and building height shall not exceed two stories or 35 feet, whichever is less, and a maximum of 65 units.

Condition #5

The setbacks for this development shall be a minimum of three feet to the front of the house, either five feet or less or 18 feet or greater to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, three feet on the side, four feet on the corner side, and three feet in the rear.

Condition #7

No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

Added Condition

An eight-foot high block wall shall be added to the northwest corner of the property to screen adjacent commercial development.

PLANNING COMMISSION ACTION

The Planning Commission voted as they had voted in opposition to the original proposal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

NOTICES MAILED

347 by Planning Department

APPROVALS

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PROTESTS

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